162.0	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,148,800	/	1,148,800
USE VALUE:	1,148,800	/	1,148,800
ASSESSED:	1,148,800	/	1,148,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NIGHTINGALE TYCHO
Owner 2:	VLAMAKIS HERA
Owner 3:	
Street 1:	77 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PHELPS RICHARD S -
Owner 2:	-
Street 1:	77 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .271 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1895, having primarily Wood Shingle Exterior and 3009 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11809.000	602,600	4,200	542,000	1,148,800
Total Card	0.271	602,600	4,200	542,000	1,148,800
Total Parcel	0.271	602,600	4,200	542,000	1,148,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.79 | /Parcel: 381.79

Legal Description

User Acct 107985

GIS Ref

GIS Ref

Insp Date 06/28/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 162.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	602,600	4200	11,809.	542,000	1,148,800		Year end	12/23/2021
2021	101	FV	421,300	4200	11,809.	542,000	967,500		Year End Roll	12/10/2020
2020	101	FV	421,300	4200	11,809.	542,000	967,500	967,500	Year End Roll	12/18/2019
2019	101	FV	326,500	4200	11,809.	542,000	872,700	872,700	Year End Roll	1/3/2019
2018	101	FV	326,500	4200	11,809.	480,000	810,700	810,700	Year End Roll	12/20/2017
2017	101	FV	326,500	4200	11,809.	402,600	733,300	733,300	Year End Roll	1/3/2017
2016	101	FV	326,500	4200	11,809.	402,600	733,300	733,300	Year End	1/4/2016
2015	101	FV	307,300	4200	11,809.	348,400	659,900	659,900	Year End Roll	12/11/2014

!12644!

PRINT

Date	Time
12/30/21	15:18:59

LAST REV

Date	Time
08/26/21	14:39:35
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12644

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PHELPS RICHARD	73856-84	1	12/19/2019		1,000,000	No	No		
	11714-724		7/28/1969		33,000	No	No		Judith Ann Phelps dod 8/14/2018

USER DEFINED

Prior Id # 1:	107985
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2020	1545	Add Bath	300,000	O				
2/18/2020	123	Inter-De	4,500	C				
7/25/2008	832	Manual	1,400					remove old shingle

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2021	Permit Visit	DGM	D Mann
2/10/2020	SQ Returned	MM	Mary M
1/23/2020	SQ Mailed	JO	Jenny O
6/28/2018	Inspected	CC	Chris C
6/1/2018	MEAS&NOTICE	BS	Barbara S
10/21/2008	Meas/Inspect	163	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	263	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11809		Sq. Ft.	Site		0	70.	0.66	8									541,988						542,000	

Total AC/HA:	0.27110	Total SF/SM:	11809	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	541,988	Spl Credit		Total:	542,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1895	Eff Yr Blt:	2021
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	P		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	0.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.99895310
Const Adj.:	0.99989998
Adj $ / SQ:	134.845
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	607509
Depreciation:	4860
Depreciated Total:	602649

COMMENTS

NC=WORK IN PROG.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

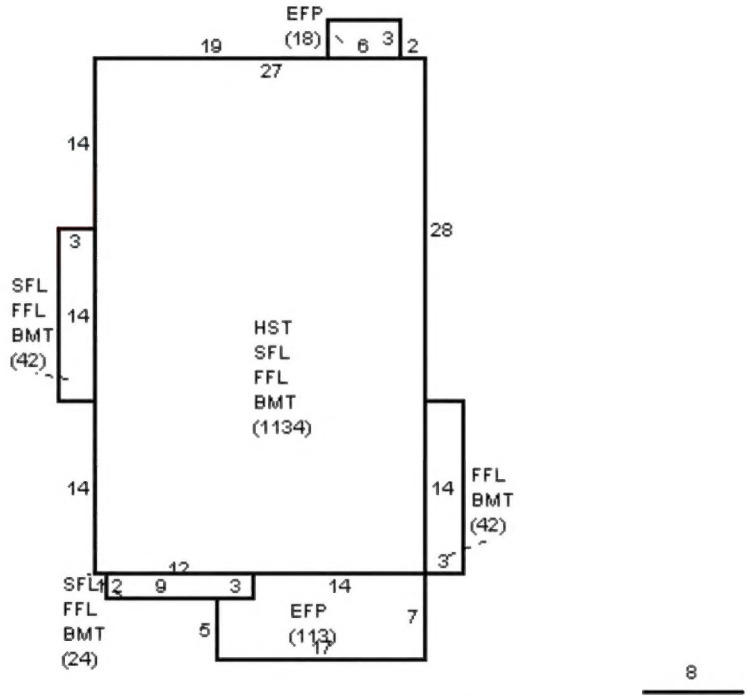
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.33
Special Features:	0	Val/Su Net:	137.52
Final Total:	602600	Val/Su SzAd	200.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,242	40.450	50,243
FFL	First Floor	1,242	134.850	167,478
SFL	Second Floor	1,200	134.850	161,814
HST	Half Story	567	134.850	76,457
EFP	Enclos Porch	131	48.000	6,288

Net Sketched Area:	4,382			Total:	462,280
Size Ad	3009	Gross Area	4949	FinArea	3009

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

162.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	15X20	A	AV	1920	23.33	T	40	101			4,200			4,200

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200

IMAGE

AssessPro Patriot Properties, Inc